

incorporate consideration of the subtropical characteristics of the area. The provision of sun-control devices, shaded areas, vegetation, roof terraces and similar features characteristic of subtropical design shall be encouraged.

- (11) *Outdoor furniture and graphics.* All outdoor furniture and graphics shall be designed as an integral part of the overall design of the project.
- (12) *Art display.* Permanent interior and exterior art displays and water features should be encouraged in the overall design of the project.
- (13) *Visual screening for decorative walls:* In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
  - (a) *Wall with landscaping.* The wall shall be setback two and one-half (2½) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:
    - (1) *Shrubs.* Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
    - (2) *Hedges.* Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.

- (3) *Vines.* Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.

- (b) *Metal picket fence.* Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

(Ord. No. 80-118, § 1, 10-21-80; Ord. No. 95-19, § 8, 2-7-95; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 95-223, § 1, 12-5-95; Ord. No. 96-127, § 13, 9-4-96; Ord. No. 98-125, § 21, 9-3-98; Ord. No. 99-38, § 9, 4-27-99; Ord. No. 99-48, § 1, 5-11-99)

## ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT\*

### Sec. 33-224. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-M District, unless otherwise provided for, except for one (1) or more of the following uses:

- (1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height.
- (2) Noncommercial boat piers on slips for docking of private watercraft under same conditions as in an RU-1 District.
- (3) A group home shall be permitted in a dwelling unit provided:
  - (a) That the total number of resident clients on the premises not exceed six (6) in number.
  - (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or spon-

\*Cross reference—Height of fences, walls and hedges in EU-M District, § 33-11.

soring agency promptly notify the Director of said licensure no later than the time of home occupancy.

- (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

(Ord. No. 57-19, § 14(A), 10-22-57; Ord. No. 81-26, § 4, 3-17-81; Ord. No. 81-25, § 1, 5-17-81; Ord. No. 81-60, § 1, 6-2-81; Ord. No. 91-51, §§ 2, 3, 5-7-91; Ord. No. 95-215, § 1, 12-5-95)

**Cross reference**—Type of accessory buildings for watercraft in RU-1 District, § 33-199(5).

**Sec. 33-225. Area, frontage and depth of lots.**

(a) In any area zoned EU-M the minimum area of each site or lot shall be not less than fifteen thousand (15,000) square feet, having a minimum frontage of one hundred twenty (120) feet, and a minimum depth of one hundred fifteen (115) feet.

(b) Where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than one hundred twenty (120) feet, but having a frontage of at least one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet prior to July 18, 1957, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957.

(Ord. No. 57-19, § 14(B), 10-22-57)

**Cross reference**—Maximum setback of principal residential building in EU-M Districts, § 33-45.

**ARTICLE XXA. EU-S, ESTATE USE  
SUBURBAN**

**Sec. 33-225.1. Uses; lot area, frontage and depth.**

(a) *Use permitted.* No land, no body of water and no structure shall be used or permitted to be used and no structure shall be hereafter erected,

constructed, reconstructed, moved or structurally altered or maintained for any purpose in an EU-S Zone, unless otherwise provided for, except for one (1) or more of the following uses:

- (1) Every use as a one (1) family residence, including every customary use not inconsistent therewith, and including guest house, private garage or garages and apartment designed for servant's quarters only, not over one (1) story in height.
- (2) Noncommercial boat piers or slips for docking of private watercraft under same conditions as in an RU-1 Zone.

- (3) A group home shall be permitted in a dwelling unit provided:

(a) That the total number of resident clients on the premises not exceed six (6) in number.

(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.

(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(4) Reserved.

(b) *Lot area; frontage; depth.* In any area zoned EU-S the minimum area of each site or lot shall be not less than twenty-five thousand (25,000) square feet (inc. r/w), having a minimum frontage of one hundred twenty-five (125) feet, and a minimum depth of one hundred thirty-five (135) feet.

(Ord. No. 59-43, § 1, 11-24-59; Ord. No. 81-26, § 5, 3-17-81; Ord. No. 81-25, § 1, 3-17-81; Ord. No. 81-60, § 1, 6-2-81; Ord. No. 91-51, §§ 1, 2, 5-7-91; Ord. No. 95-215, § 1, 12-5-95)